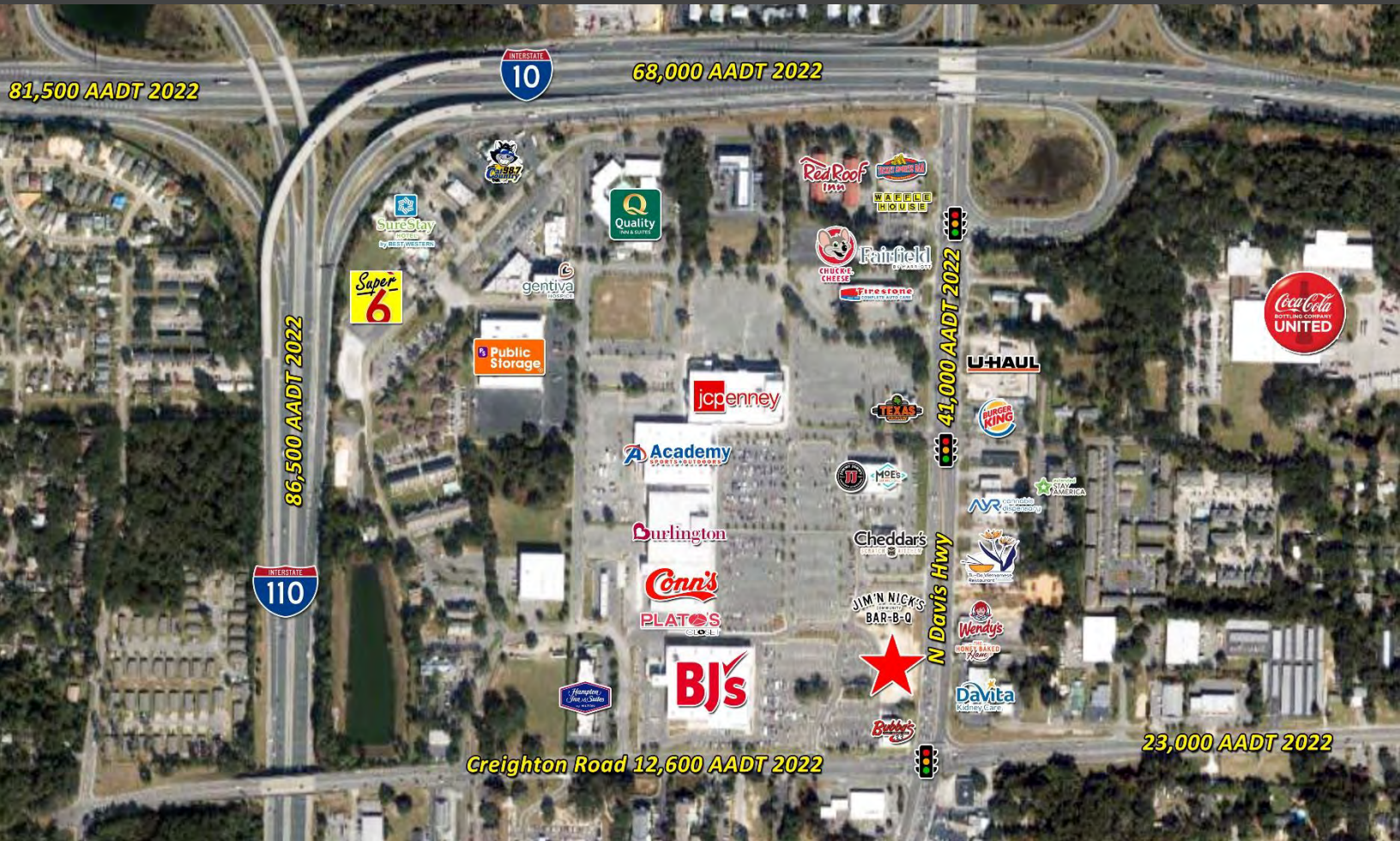


LOT FOR GROUND LEASE ON DAVIS HWY

±1.45 AC | At University Town Plaza | Pensacola, Florida



- Highly visible retail / restaurant site for lease at University Town Plaza
- Outparcel to BJ's Warehouse Club
- Between Bubba's 33 and Jim N' Nick's BBQ (coming soon)
- Multiple access points provided
- At the intersection of I-10 & I-110
- Within one-half mile of I-10
- Less than two miles from Sacred Heart and West Florida Hospitals

Highly-visible lot for ground lease with excellent exposure on one of Pensacola's main retail corridors. Situated as an outparcel to BJ's Warehouse Club, this lot is located between a top-performing Bubba's 33 (nearly 270,000 annual visits, per Placer.ai) and Jim N' Nick's BBQ (coming soon), and nearby other high-volume restaurants including Cheddar's Scratch Kitchen and Texas Roadhouse. Site is located ½ mile south of I-10 and in close proximity to major area hospitals - Sacred Heart and West Florida Medical - along with numerous national retailers. Contact broker for more information including pricing.



Although Vallas Realty has obtained this information from sources deemed reliable and believes this information to be correct, no representations or warranties are made as to the accuracy or reliability of this information. Estimations of square footage, size or age are approximate. Prices and terms are subject to prior sale, lease, withdrawal, or change at any time without notice.

Site Plan and Property Details



SUMMARY INFORMATION

Lot Size:	±1.45 AC
Building Pad:	±2,000 - ±5,000 SF
Zoning:	HC/LI - Escambia County
Traffic Counts	41,500 AADT on North Davis Hwy as of 2022
Terms:	Available for Ground Lease
Pricing:	Inquire with Broker

AREA MARKET PROFILE

Pensacola is a seaport on Pensacola Bay, which is protected by the barrier island of Santa Rosa and connects to the Gulf of Mexico. The beaches facing the Gulf of Mexico are renowned for their white sand and emerald waves.

Pensacola has been named as a top 100 city in a list of "America's Best Cities" from an international real estate, tourism and economic development firm. Pensacola was ranked 81st in the 2022 report of America's Best Cities conducted by Resonance Consultancy. Pensacola's metro area, which includes all of Escambia and Santa Rosa counties, crossed over the 500,000-mark in the 2020 Census with a population of 511,503.

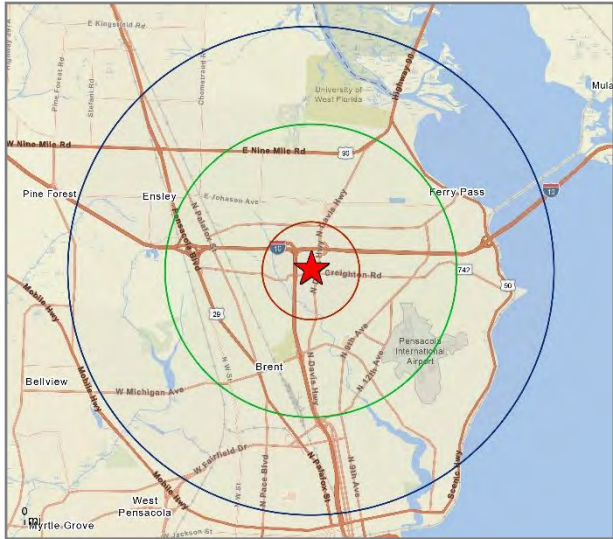
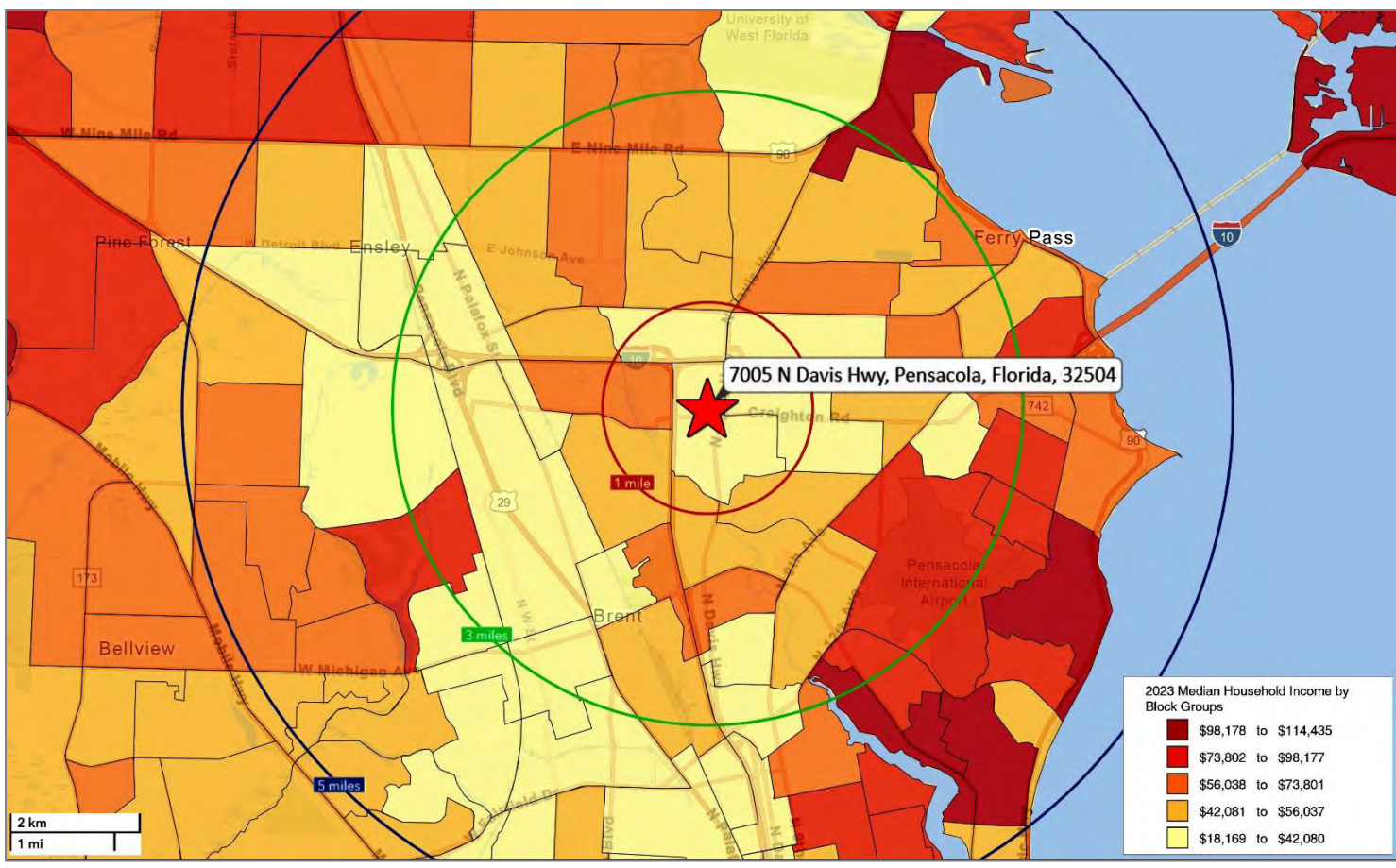
As Florida's largest region along the Gulf Coast, Greater Pensacola's economy is a generator of new businesses while also attracting business and industry worldwide. The region is home to more than 500 companies, a strong manufacturing workforce and experienced entrepreneurs. Over the past five years, new and expanding businesses like these have invested millions of dollars in Northwest Florida:

- Navy Federal Credit Union
- GE Wind Energy
- Ascend Performance Materials
- AppRiver
- Custom Control Solutions
- International Paper
- L-3 Communications
- Avalex

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Median Household Income Heat Map and Demographics

COMMERCIAL LOT AVAILABLE | UNIVERSITY TOWN PLAZA | PENSACOLA, FLORIDA



2023 Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,011	60,842	145,470
Median Age	37.4	37.4	40.1
Largest Median Age Group	25-34	25-34	25-34
Annual Population Growth Projection for 2022-2027	0.48%	0.09%	0.06%
Daytime Population	11,080	74,975	156,044

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,102	25,529	59,831
Average Household Size	2.23	2.16	2.28
Median Household Income	\$45,534	\$49,981	\$52,664

Housing & Value	1 Mile	3 Miles	5 Miles
Owner-Occupied Houses	42.1%	43.4%	52.0%
Renter-Occupied Houses	46.9%	48.0%	38.7%
Average House Value	\$267,058	\$261,732	\$272,372

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